



Melford Close

Longthorpe, Peterborough, PE3 9NG

Guide Price £325,000 - Freehold , Tax Band - D

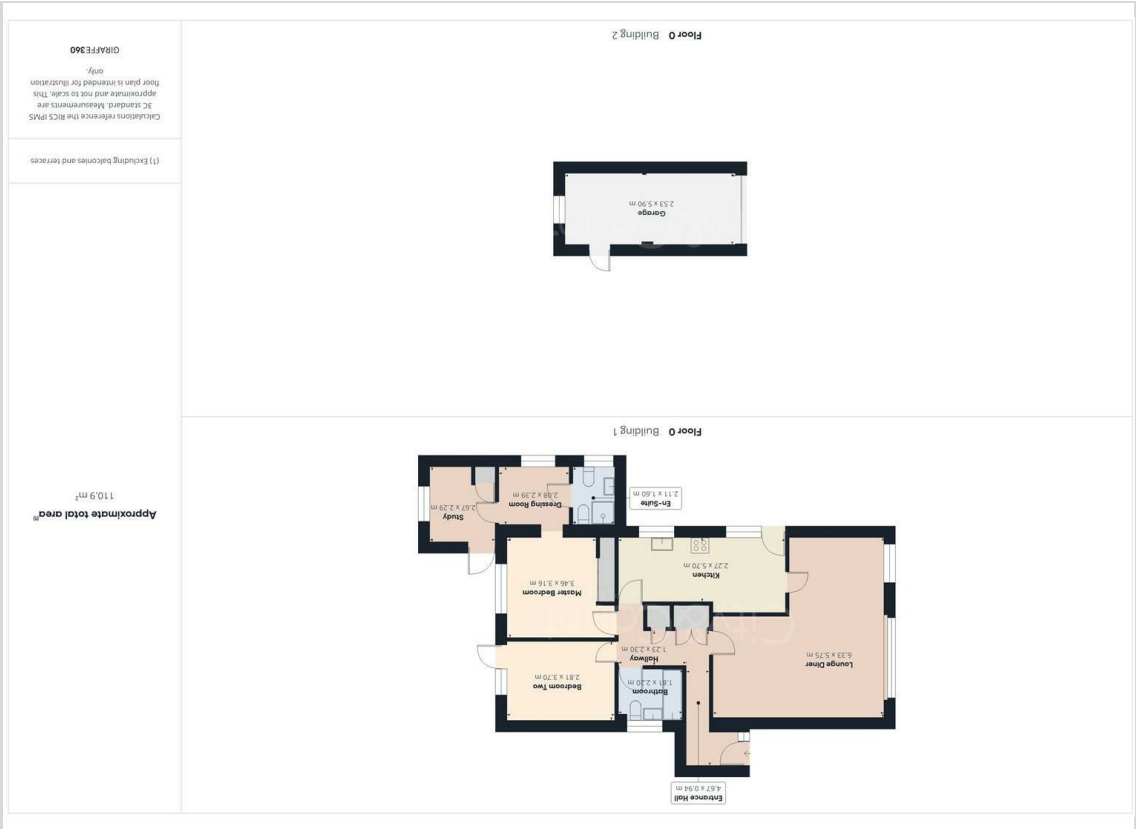
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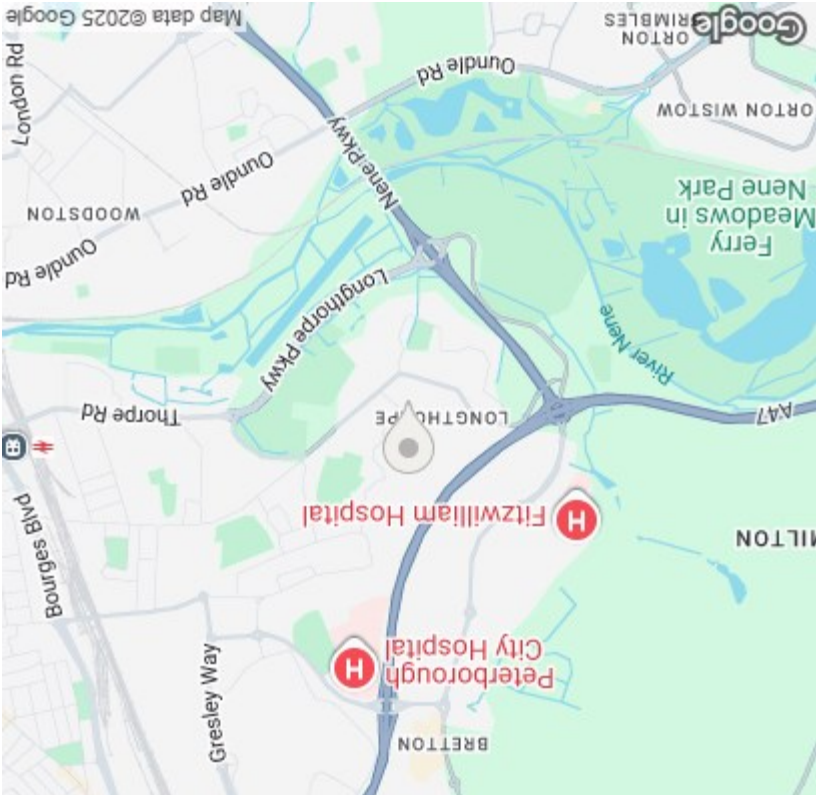
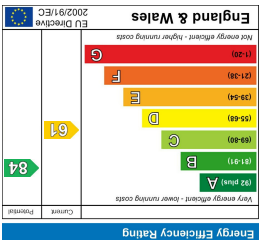
Floor Plan



Viewing

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Area Map

Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

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** Guide Price £325,000 - £350,000 **

A beautifully presented and deceptively spacious two-bedroom detached bungalow, formerly configured as three bedrooms, located in the highly desirable Melford Close. Boasting a generous block-paved driveway, detached single garage with side access, and a private, landscaped rear garden, this home is offered to the market with no forward chain. Highlights include a large open-plan lounge/diner, a well-appointed kitchen, dressing room, en-suite, three-piece family bathroom, and a separate study—perfect for home working. Virtual tour available for remote viewing.

Set within a sought-after residential cul-de-sac, this detached bungalow offers a fantastic layout with flexibility and space in abundance. An extended entrance hall leads through to the impressive lounge diner, ideal for entertaining or relaxing, with a dual-aspect outlook that floods the space with natural light. The adjacent kitchen stretches over five metres in length and includes ample worktop space and integrated cooking facilities. Originally built as a three-bedroom home, the property has been thoughtfully reconfigured to enhance its functionality. The master bedroom features an adjoining dressing room and a private en-suite shower room with a VVC and a wash hand basin. A second double bedroom is served by a fully tiled family bathroom, comprising a bath, a WC, and a wash hand basin. A separate study offers the ideal setting for home office use or hobbies. The exterior is equally impressive, with a private rear garden landscaped for low maintenance and year-round enjoyment. The front boasts a block-paved driveway providing off-road parking for multiple vehicles, alongside a detached single garage with convenient side access. Perfect for downsizers, professionals, or those seeking a low-maintenance, single-storey home in a quiet yet connected location.

Entrance Hall
4.67 x 0.94 (15'3" x 3'1")

Lounge Diner
6.33 x 5.75 (20'9" x 18'10")

Kitchen
2.27 x 5.70 (7'5" x 18'8")

Hallway
1.23 x 2.30 (4'0" x 7'6")

Master Bedroom
3.46 x 3.16 (11'4" x 10'4")

Dressing Room to Master Bedroom
2.08 x 2.39 (6'9" x 7'10")

En-Suite To Master Bedroom
2.11 x 1.60 (6'11" x 5'2")

Study
2.67 x 2.29 (8'9" x 7'6")

Bathroom
1.81 x 2.20 (5'11" x 7'2")

Bedroom Two
2.81 x 3.70 (9'2" x 12'1")

Garage
2.53 x 5.90 (8'3" x 19'4")

EPC - D
61/84



Tenure - Freehold
IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Single Garage, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains, Other - Electric Fire in living room
Internet connection: Fttp
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Excellent, O2 - Great, Three - Excellent, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.